



## Dallas Business Journal Recognizes Four Arlington Projects

The Dallas Business Journal will honor the biggest deals of 2007 and the real estate professionals behind them at its 16th Annual Best Real Estate Deals of the Year gala on February 28, 2008. Four Arlington projects were among the more than 300 nominees and the fifty finalists that will be honored at this prestigious event. The Arlington projects include:

### ★ Levitt Pavilion for the Performing Arts/Founder's Plaza

A public park and band shell will be constructed in downtown Arlington and will bring a series of 50 free concerts to residents. The project is a public/private partnership involving the City of Arlington, Downtown Arlington Management Corporation, First Baptist Church and the Friends of the Levitt. The first concerts are slated for September 2008.

### ★ Parks at Arlington Mall

After Mervyn's vacated its space at the Parks at Arlington Mall, General Growth Partners began to aggressively market the former retailer's space. In 2007, Barnes & Noble relocated next to Forever XXI and the Cheesecake Factory, further solidifying The Parks at Arlington as one of the region's top performing malls. This real estate transaction was accomplished in a short 90 days.

### ★ Pioneer 360 Business Center

As the site of the former Festival Marketplace, Brian Flaherty of Flaherty Development, demolished the vacant center and removed asbestos in order to pave the way for over 1.1 million sq. ft. of Class A office and warehouse uses. The Pioneer 360 Business Center will serve the active SH 360 and DFW Airport corridor.

### ★ Viridian

Located on over 2,000 acres of infill land, Huffines Communities will build a unique development that will encompass entertainment venues, high-end homes and mixed-use commercial real estate products. Once built-out, Viridian will be valued at over \$1.2 billion.



### Arlington Highlands Phase II

The second phase of Arlington Highlands is under construction. Planned uses include a Hyatt Place Hotel, Splitsville Bowling, Dave and Busters as well as additional restaurant and retail uses. With over 60 unique stores and restaurants currently open, Arlington Highlands has become a favorite entertainment and shopping destination.



### Downtown Arlington Welcomes Capital One

Dalmac Shelton Investments, developers of Vandergriff Town Center located at 200 N. Mesquite and Division Streets in downtown Arlington, have

announced that Capital One will bring a new banking center to central Arlington. Capital One has leased 2,580 sq. ft. on the first floor of the stately Vandergriff Town Center. It is anticipated that Capital One will open in the spring of 2008 and will join MLS Computer Services that has already leased 15,200 sq. ft. of second-floor space within the property.



*We congratulate the developers, owners and brokers that worked to bring these exciting projects to Arlington!*



## Randol Mill – On the Road to Progress

The City of Arlington's plans to rebuild East Randol Mill Road will soon come to fruition, with construction of the project anticipated to commence in late summer 2008. The approximate 1.3 mile stretch of Randol Mill, located between SH 360 and Duncan Perry Road (eastern City Limit Line), will be completely rebuilt, widening from a four-lane divided roadway to a six-lane divided roadway. The section between Great Southwest Parkway and Duncan Perry Road will transition from a four-lane divided to a four-lane undivided roadway to tie into the existing width at the City limit.

The current roadway and medians will be redesigned to better manage tractor trailer traffic. Reducing the medians from an average of 44' wide to 20' wide will significantly improve vehicle maneuverability in and out of the Great Southwest businesses. Medians will be irrigated, supplied with conduit for fiber optic and future street lighting capabilities, as well as enhanced with brick pavers, grass areas, and shade trees. Additionally, turning radius at intersections and private drives will be improved where possible; again, easing access for larger vehicles.

As part of the City's gateway monument program, a median monument sign will also be constructed in the westernmost median of Randol Mill Road. This specific median will serve as gateway sign into the City and will contain characteristics reflective of the industrial district in which it will reside.

Another substantial component of the project includes the expansion and safety upgrades to the seven railroad crossings along Randol Mill Road. The recently upgraded concrete panel crossings will be expanded to tie into the new street width. Additionally, many of the crossings will not only contain railroad crossing arms, but also incorporate overhead lights. This additional security measure will increase the level of awareness of train activity, ensuring the safety of vehicles traveling along Randol Mill Road.

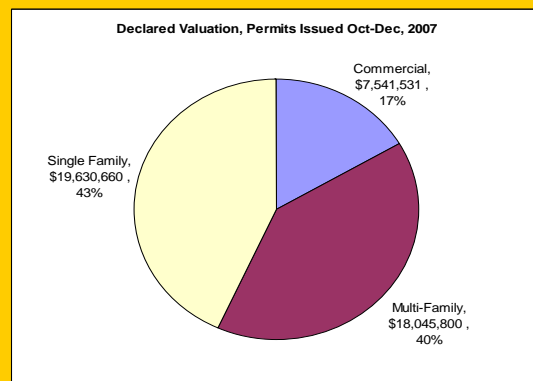
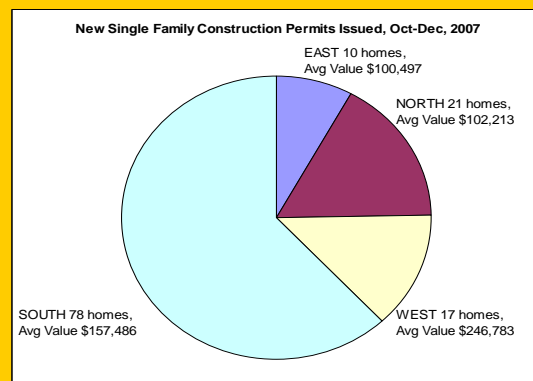
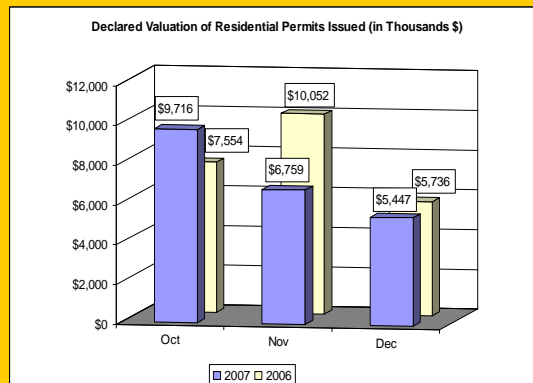
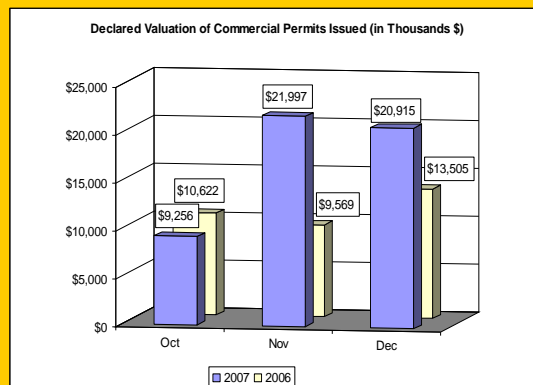
Once a contractor is selected, the City will hold a public meeting prior to the commencement of construction, to allow affected residents and businesses the opportunity to review the construction plans and discuss the project components. The estimated time for completion is approximately 18-24 months.

If you have any questions related to the project, you may contact Stu Bauman, Project Engineer, at [stu.bauman@arlingtontx.gov](mailto:stu.bauman@arlingtontx.gov).

**City of Arlington Office of Economic Development**  
 101 W. Abram Street  
 P. O. Box 90231 MS 01-0300  
 Arlington, Texas 76004-3231  
 817-459-6155 p  
 817-459-6116 f  
[ecodev@arlingtontx.gov](mailto:ecodev@arlingtontx.gov)  
[www.arlingtontx.gov](http://www.arlingtontx.gov)

## Arlington Scorecard

### Fourth Quarter Economic Indicators:



Source: City of Arlington Community Development and Planning Department, December 31, 2007